







3A, Portree House Gardens, Portree, Isle of Skye, IV51 9LD

Offers Over £230,000

ISLE OF SKYE

ESTATE AGENCY

3A, Portree House Gardens, Portree, Isle of Skye, IV51 9LD

3A Portree House Gardens is a well-presented three-bedroom semi-detached bungalow situated within a quiet residential area of Portree. Conveniently located close to a wide range of local amenities and facilities, the property offers comfortable single-level living in a peaceful yet central setting.

- Semi Detached Bungalow
- Three Bedrooms
- Private Garden Grounds
- Double Glazing
- Electric Central Heating
- Quiet Central Location
- Walk-in Condition

Services
Mains Electric, Mains Water, Mains Drainage

Tenure
Freehold

Council tax
Band D

Property Description
3A Portree House Gardens is a three-bedroom semi-detached bungalow situated within a quiet residential area of Portree. Conveniently located close to a wide range of local amenities and facilities, the property offers comfortable single-level living in a peaceful yet central setting.

The spacious accommodation within is set out over one level and comprises of; entrance vestibule, hallway, kitchen/diner, lounge, shower room, two double bedrooms and a smaller single bedroom. The property further benefits from double glazing, oil-fired central heating, a fireplace in the lounge and ample built in storage throughout.

Externally the property sits within attractive garden grounds, mainly laid to grass and bordered by a hedge to the front and stone wall to the rear. Ample parking available on the driveway and in front of the detached, single car garage adjacent to the house. The garage has power and lighting.

3A Portree House Gardens would make a lovely home in a desirable area of Portree and must be viewed to fully appreciate the offering.







Entrance Vestibule (3' 9" x 3' 11") or (1.15m x 1.19m)
Ramp access leads to a timber door with glazed side panel and the entrance vestibule. Vinyl flooring. Painted. Access to hallway via a 2 pane, glazed door with frosted side panel.

Hallway (16' 3" x 3' 11") or (4.96m x 1.19m)
Hallway providing access to all other rooms in the house. Laminate flooring. Painted. Two storage cupboards. Loft hatch.

Lounge (12' 6" x 12' 7") or (3.80m x 3.83m)
Spacious lounge with full height window to front giving view to garden. Open fireplace with Fyfestone surround and tiled hearth. Carpeted. Wallpapered.

Kitchen/Diner (14' 10" x 9' 0") or (4.51m x 2.74m)
Kitchen diner with a good range of wall and floor units with contrasting worktops and splash back. Integrated electric oven and hob with extractor hood. Stainless steel single bowl sink and drainer. Space for white goods and dining table. Window to rear with view to garden. UPVC, half-frosted door to garden. Large storage cupboard housing the consumer unit.

Bedroom 1 (12' 6" Max x 9' 7") or (3.81m Max x 2.91m)
Double bedroom with window to front affording view to garden. Carpeted. Wallpapered. Built in wardrobe.

Bedroom 2 (10' 6" x 10' 6") or (3.21m x 3.21m)
King size bedroom with window to rear with a view to the garden. Painted. Exposed flooring. Two built in wardrobes.

Shower Room (10' 6" x 5' 7") or (3.21m x 1.70m)
Shower room comprising W.C., pedestal wash hand basin and shower cubicle with a Mira Sport electric shower. Wet wall at shower. Frosted window to rear. Shaving light. Vinyl flooring. Painted.

Bedroom 3 (12' 6" Max x 6' 10") or (3.81m Max x 2.09m)
Single bedroom with window to front giving a view to the garden. Carpeted. Wallpapered. Built in wardrobe.

Garden
Attractive garden grounds, mainly laid to grass and bordered by a hedge to the front and stone wall to the rear. Ample parking available on the driveway and in front of the detached, single car garage.

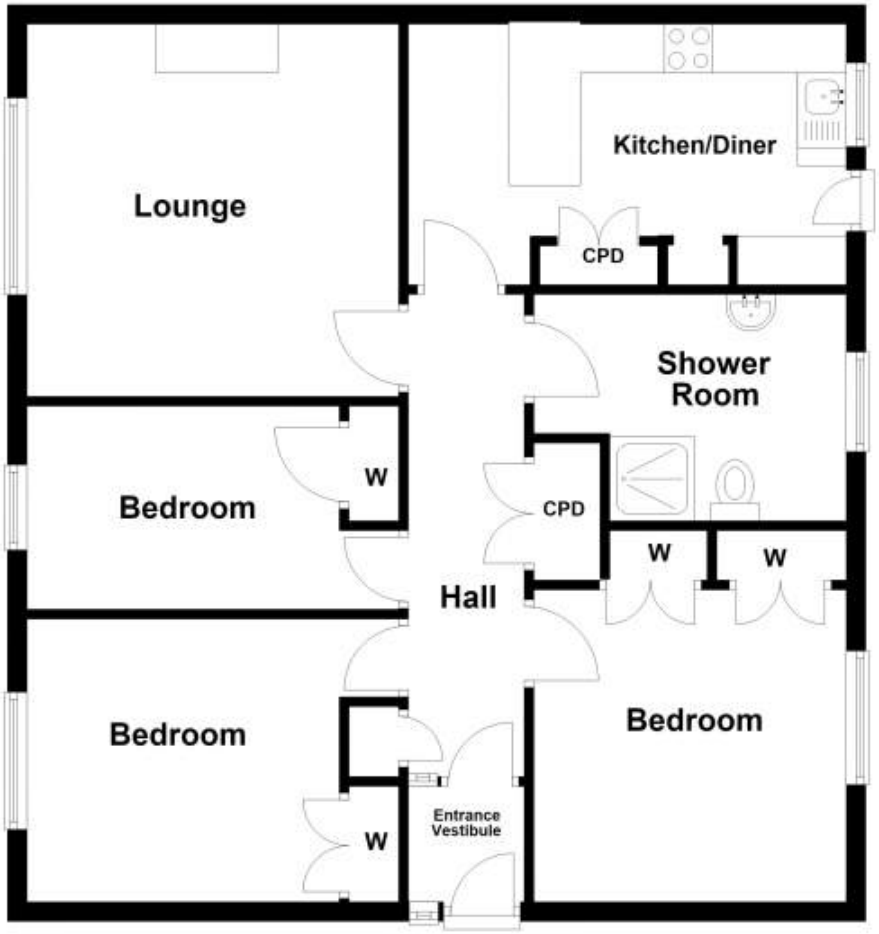
Garage (18' 8" x 12' 6") or (5.70m x 3.80m)
Single car detached garage with up and over door to the front. Pedestrian door and window to side. Block construction with concrete floor. Power and lighting.





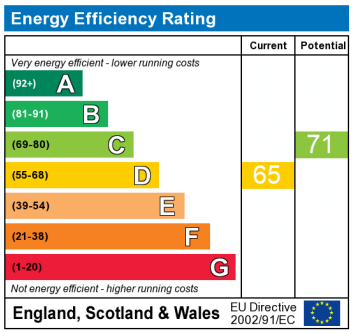


Ground Floor

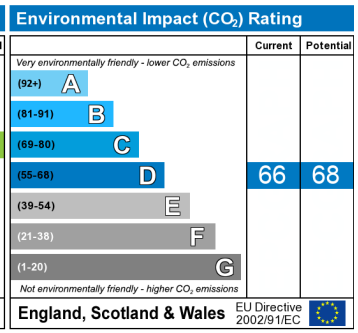








The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

ISLE OF SKYE ESTATE AGENCY

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It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the extent and nature of the subjects they propose to acquire.